

Honorable City Planning Commission
Cincinnati, Ohio

May 20, 2005

SUBJECT:

A report and recommendation to extend the duration of Interim Development Control (IDC) Overlay District #58 in North Avondale to February 13, 2006.

BACKGROUND:

On February 9, 2005 City Council approved a six-month extension of IDC #58 (RMX Zoning District) in the North Avondale Community. The extension was granted to allow the staff to complete studies of proposed text amendments to the RMX zoning district.

On May 6, 2005 the CPC voted to amend the zoning code to include text amendments to the RMX district and in consideration of the unique large lots in the RMX district in North Avondale agreed to a proposed zone change study for the area currently covered by IDC #58 that will expire on August 13, 2005.

An extension of the IDC period would be necessary to allow due diligence for the City Planning Commission and City Council to review recommendations for rezoning of the RMX district from RMX to SF-4. To facilitate the process for the zoning study, the IDC should be extended for an additional six-month period. Specifically, the IDC should call for review of all applications as outlined by Section 1431-07(a)(1-7) and (b). The effective period of the IDC extension should be from August 14, 2005 to February 13, 2006.

ANALYSIS:

The rezoning study for the RMX district covered by IDC #58 *is complex* because the area contains properties with varying square foot ranges. This RMX area in North Avondale is transitioning, with a mix of multi-family residential structures and single-family structures. The *complexity of the study requires determining the social impact* of specific guidelines for minimum lot requirements that will reflect the development potential in the area, while considering the rights of property owners of both the single and multi-family structures. The CPC'S recommended zone change study for the RMX to SF-4 is on-going and *is not complete*. Staff has not presented its findings and conclusions to the CPC. The prospect of alterations or demolition of structures or construction of new units in the RMX study area is a continuing concern to the community. Without the IDC in place, new development could propose *land uses inconsistent* with the preliminary objectives approved by the CPC.

FINDINGS:

Section 1431-13 (a-c) of the City of Cincinnati Zoning Code allows for an extension of an IDC provided that the following three conditions are met: a) the zoning study is complex, b) the study is ongoing and incomplete and c) the prospect of changes in use that would create land uses inconsistent with CPC approved findings or objectives for an area. The analysis of the circumstances affecting IDC #58 finds that the conditions exist to extend the duration of IDC #58 for an additional six-month period.

RECOMMENDATION:

The staff of the City Planning Division recommends that the City Planning Commission approve the proposed extension of IDC #58 (RMX District) as outlined in the analysis and findings.

APPROVED:

Respectfully submitted,

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MAW:



